



City of Huntington Beach Planning Department **STUDY SESSION REPORT**

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rosemary Medel, Associate Planner *RM*
DATE: April 14, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 08-002, ZONING MAP AMENDMENT NO. 08-002 AND ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN)

LOCATION: The project site extends along Beach Boulevard, from the Coastal Zone boundary in the south to Edinger Avenue, and along Edinger Avenue from Beach Boulevard westward to Goldenwest Street. (Attachment No. 1)

PROJECT OVERVIEW

The City proposes to amend the Huntington Beach General Plan and Zoning and Subdivision Ordinance in order to establish the Beach and Edinger Corridors Specific Plan, SP14. The objective is to intensify land uses as one travels north along Beach Boulevard from the southern boundary of the study area, developing a Town Center concept at the major intersection of Beach Boulevard and Edinger Avenue and at Five Points. Mixed uses would be allowed throughout the area. On March 24, 2009 the Planning Commission held a study session on the overall concept of the proposed Specific Plan, including the development of the Specific Plan to-date and a review of previous workshops.

Because future development along the Specific Plan area is envisioned differently along different portions of the corridor, the Specific Plan area has been divided into five general areas or segments. Within the five larger areas are smaller center or district designations that will define uses. The focus of this study session is the Five Points Core and District and Edinger Avenue Town Center Neighborhood and Town Center Boulevard/Core Segments as described below.

- **Five Points District** (*All corners of Beach Boulevard and Ellis Avenue/Main Street (Five Points), extending south of Ellis Avenue to Delaware street and west to Club Lane along both sides of Main Street*): Infill development along this segment would consist of mixed-use development, including residential, office and retail. This district would encompass the existing Pacifica Specific Plan.
- **Five Points Core** (*South of Ellis Avenue, east of Delaware Street, north of Main Street and west of Beach Boulevard*): Infill development would consist of mixed-use development, including residential, retail and office uses.

■ Town Center Boulevard

- **Town Center Boulevard and Town Center Core on Edinger** (*Edinger Avenue between Beach Boulevard and the southwest, southeast, and northwest corners of Goldenwest; includes development north of Corridor*): Development along this segment would be similar to the overall vision of the Town Center Boulevard for Beach Boulevard. Bella Terra Mall, which is included in an existing Specific Plan, and Goldenwest College would not be included in the proposed Specific Plan Area. New development would consist of commercial uses at ground level, and upper level residential, office or hotel uses. Development, which does not front Edinger, would expand on existing patterns of development. An environ of the Town Center Boulevard on Edinger Avenue would consist of the following:
 - **Town Center Neighborhood** (*Properties west of Union Pacific Railroad right-of-way and east of Gothard Street, extending north to McFadden*): Infill development would consist primarily of residential, with some commercial uses.

The intent of the study session is to: 1) discuss Existing Conditions, the Planning Approach and Strategy, and Envisioned Future Segments as described in Book I of the Specific Plan for Edinger Avenue and the Five Points District; and 2) to focus on the proposed development standards for these areas provided in Book II Development Code.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

Draft EIR: January 20, 2009

General Plan Amendment: October 20, 2008

Zoning Text Amendment: October 20, 2008

MANDATORY PROCESSING DATE(S):

Within 1 year of complete application; January 2010

Not Applicable

Not Applicable

CEQA ANALYSIS/REVIEW

Adoption of Specific Plans are typically accompanied by a Program EIR, as opposed to a Project EIR. The Program EIR for the Beach Boulevard and Edinger Avenue Corridors Specific Plan is currently being drafted. The required 30 day review period for the Notice of Preparation of the EIR was held from July 31, 2008 to August 29, 2008.

In addition, to facilitate three projects that are proposed within the Corridor, the City agreed to also concurrently prepare project level EIRs for these sites. The three sites are: former Levitz, southwest corner of Beach and Warner, and southeast corner of Beach and Ellis. Thus, the City will release a Program EIR and then subsequently release three project level EIRs that will rely in part on the information in the Program EIR level document.

It is anticipated that the Program EIR will be released by mid-August and the project level EIRs approximately two months after.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The analysis and conclusions of the draft document are based in part on consultation with the City Staff Core Team, which is comprised of the Departments of Economic Development, Fire, Public Works, Police and Planning, including Community Input and direction from City Council.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

A series of community meetings and workshops were held prior to the drafting of the specific plan document. They were held on the following dates:

- May 10, 2007 – Workshop #1
- June 20, 2007 – Workshop # 2
- August 27, 2007 – Workshop #3 – Traffic Discussion
- September 20, 2007 – Workshop #4 –Edinger Vision
- January 7, 2008 – City Council Study Session
- January 30, 2008 Workshop #5 – Character and Identity
- February 27, 2008 Workshop #6 –Beach Blvd. Vision
- April 17, 2008 – City Council Study Session

A joint Study Session of City Council and Planning Commission was held on October 20, 2008. The Draft Specific Plan was made public on this date. A public comment period on the Draft Specific Plan document was held from October 20, 2008 to December 19, 2008 and a total of 17 public comment letters were received.

PLANNING ISSUES

The primary issues for the Planning Commission to consider when analyzing this project are:

- The General Plan Amendment request to change the current land use designations to Mixed Use
- The Zoning Text Amendment to adopt the Specific Plan
- Compatibility with surrounding land uses
- The overall conformance with the goals, objectives, and policies of the General Plan

The approach in this study session is to focus on the Edinger Avenue Segments and the Five Points District. Staff's objective is to introduce the basis for the suggested development standards by providing an overview of the existing conditions, the suggested planning approach, planning strategy and envisioned future strategy for these two areas. Staff will review the development standards that create the vision of the Specific Plan and compare them with the Huntington Beach Zoning and Subdivision Ordinance and Specific Plan No. 2, Pacifica Community Plan.

Book I Community Intent

Town Center Boulevard/Core (Edinger Avenue Segments)/Town Center Neighborhood (north of Edinger Avenue)(excerpt from pages 4-13 of draft Specific Plan)

Existing Conditions: This segment of the specific plan remains highly visible to those visiting Bella Terra Mall as well as Goldenwest College. The I-405 Interchange parallel to Edinger Avenue also contributes to the high visibility. Past development along Edinger Avenue has created long blocks with expansive parking lots that do not encourage pedestrian or bicycle activity. Notwithstanding the substantial visibility along Edinger Avenue, there is very little in the way of existing retail or services in the Town Center Neighborhood area north of Edinger Avenue along Gothard Street oriented toward the thoroughfare. Existing developments are separated by wide spaces primarily covered in surface parking lots, and by wide arterials roadways, discouraging walking between venues.

Planning Approach: Encourage gradual transition to more pedestrian oriented and distinctive building types and site treatments, as well as increasingly efficient land use. Facilitate the restructuring of the Town Center Neighborhood area into a more pedestrian-friendly and connected series of buildings and spaces.

Planning Strategy: Employ tools for the continued investment in a wide range of city and neighborhood oriented retail and services and direct new investment towards more pedestrian friendly development while retaining features of development that still provide visibility and access from Edinger Avenue. Allow for mixed use development that will encourage gradual increase in land use efficiency. Require new development to contribute to the expansion of corridor vehicular capacity by requiring construction of new street segments that will provide alternative routes for shorter internal district trips. Finally, place high priority on promoting the redevelopment of the large underutilized properties in this area, taking advantage of their visibility along Edinger Avenue.

Envisioned Future Strategy: The physical change to the corridor will be to make walking a more viable choice and accommodate a wider range of uses. New development on properties lining Edinger will typically feature a mixture of ground-level shops and services, with upper-level homes, offices, or hotel rooms, which translates to Mixed-Use Development. Many of the buildings will feature multiple levels, reducing the proportions of the space and reducing the overwhelming scale for pedestrians. As one proceeds further away from the Town Center Core the transition will become less compact, spaces between buildings will expand and the proportion of the buildings built up to the sidewalk will decrease. The transformed "Town Center Boulevard" will provide the central spine and iconic identity of the emergent Town Center District. Near term development activity will take advantage of the large areas of vacant and underutilized land between the Town Center Core and Golden West College to provide the pioneering investment that will begin the formation of the urban neighborhood surrounding (Town Center Neighborhood) and supporting the Town Center Core. Building massing and façade composition will emphasize variety and street-side interest envisioned in the Town Center Neighborhood.

Five Points Core/Five Points District (excerpted from pages 18-19 of the draft Specific Plan)

Existing Conditions: The Five Points Area is the half-way point between the beachfront and 1-405 and is organized around the confluence of Beach Blvd and Main Street. The Town Center Core of this area (called Five Points Core in the Specific Plan) is the Five Points Shopping Center –a 160,000 square foot successful retail center that includes a mix of retail users. The area surrounding Five Points Center serves as the Town Center Neighborhood District and is called the Five Points District in the Specific Plan. Development in this district is characterized by more haphazard mix of uses: office, medical services, multiple-family and senior housing. Development is organized into a few very long blocks that stretch from Main to Garfield without any opportunity to circulate within the district.

Planning Approach: Retain Five Points retail center, support future intensification and mix of development, encourage the revitalization of surrounding areas to enhance the market focus and district appeal.

Planning Strategy: Designate Five Points area as a potential central area of the city characterized by convenience and urban vitality. Insure retention of the core retail area by requiring continued ground floor retail and services in that central portion of the district. Investigate potential short term and longer term improvements to the intersection and the configuration of the converging streets to facilitate growth without sacrificing mobility. Insure that the new development contributes to the emergence of a more attractive street environment by specifying new landscaping improvements that extend from the right-of-way line to the existing back-of-curb.

Envisioned Future District: Infill development on underutilized properties developed under the Specific Plan criteria shall be composed of the types of coherent arrangements of buildings, streets and blocks that were formally lacking in this centrally located district. New development would face public sidewalks with lobby entrances, shopfronts, and attractively detailed facades. Parking will be screened from view along primary street frontages. Buildings will be taller and development more compact in Five Points than most other city neighborhoods, providing the intensity and activity expected in a vibrant urban district.

Book II Development Code (All Districts and Segments)

The Development Code will regulate all future private development actions within the Specific Plan area. The policies are applicable to all New Development, Additions and Exterior Renovations. Existing uses have the right of continued use. Maximum Amount of Net New Development (MAND) establishes the maximum amount of net new construction of residential and commercial development permitted in the Beach and Edinger Corridors Specific Plan as measured in Equivalent Development Units (EDU's) and will be finalized in conjunction with the EIR for the project. For the purposes of this Plan, development will be measured by converting building uses into EDU's.

The underlying principle of the proposed specific plan is Smart Growth. Smart Growth is development that takes into account the economy, community, and the environment. Smart Growth makes it possible

for communities to grow in ways that support economic development and jobs and create strong neighborhoods with a range of housing, commercial, and transportation options. It identifies appropriate locations for density, connects people to services, creates parking alternatives and creates a sense of place.

The Specific Plan uses Form Based Code, a method of regulating development to achieve specific urban form, as the means to implement Smart Growth. Form Based Codes create predictable public realm by controlling physical form with a lesser focus on land use, while addressing the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. This is in contrast to conventional zonings' focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and sometimes uncoordinated parameters (e.g., FAR, dwelling per acre, setbacks, parking ratios, etc.) to the neglect of the integrated built form. Staff had previously created and distributed a vision brochure for the proposed Specific Plan. An updated version, with anticipated study session dates, is provided as Attachment No. 3.

The proposed Specific Plan development standards are organized by segment and have accompanying development regulations, which define and illustrate the standards. See attachment No. 4 Organizational Chart from the Specific Plan. The column labeled 2.1 Development Standards lists the various centers and segments. This is analogous to the ZSO categorizations of the standards for Residential, Commercial and other land uses. However, in a form based code the categorization is developed around the area in question in order to achieve compatibility and place making for that area rather than focusing on individual or discreet land uses, e.g. residential vs. commercial. This is achieved by controlling the placement of buildings on a site, regulating building materials, and identifying better uses for a given area with control of landscaping and street furniture to create a theme.

Book II Development Code-Analysis for Five Points and Edinger

The analysis of Edinger and Five Points is presented concurrently because the Specific Plan designates these districts as the areas that will be the most urbanized or the most development intensive districts of the Specific Plan. In this regard, these areas rely on generally the same development standards in the Specific Plan. The remaining districts within the Specific Plan are intended to develop as infill between Five Points and Edinger and anchor primary intersections.

The Edinger Avenue Town Center Neighborhood and the Five Points District will rely on the Town Center Neighborhood development standards of the Specific Plan (pp 30-31). The standards are developed to create the most urban districts by increased heights and regulating structure placement. There are also similarities with development goals and development standards for the Five Points Core and the small portion of Edinger designated as Town Center Core. Both of these areas will rely on the Town Center-Core development standards (pp 28-29).

Staff has prepared a Comparative Development Matrix to illustrate the differences between the proposed Specific Plan and existing zoning regulations for the Edinger Avenue and Five Points areas (Attachment No. 5.2). The following paragraphs address differences in the permitted uses for the areas.

Specific Plan (Edinger/North and South of Edinger) compared to HBZSO

The Huntington Beach Zoning and Subdivision Ordinance designation for the majority of the Edinger Corridor and the area north of Edinger along Gothard is Commercial General allowing for predominantly retail commercial uses. The list of uses on the Building Use Regulations Comparison Chart (Attachment No. 5.1) identifies the various use types. There are many similar uses permitted in the HBZSO and the Specific Plan with minor exceptions because of the potential visual and location impact. For instance, Large Scale Commercial Goods retailers would not be permitted in the Town Center Neighborhood District because of the goal of encouraging mixed use development in a more pedestrian friendly and urban environment.

The only residential use permitted in the Commercial General district is Single Room Occupancy. Single room occupancy, while residential in nature, is considered a commercial use. The Specific Plan will allow for mixed use development (includes residential) throughout but the type of residential development is more flexible allowing for multiple-family and live work units. In response to the Housing Element Update process, there are several areas within the Specific Plan that require residential development. These include the Redevelopment Agency-owned parcel in the Town Center Neighborhood district north of Center Avenue denoted in yellow in the Specific Plan (page 30). Additionally, the Specific Plan requires certain areas within the Town Center Boulevard Segments (Edinger Avenue) to provide for residential transition. This requires the development of residential transition streets to create the connectivity between existing residential zones and new development. This can be reviewed on page 42 of the Specific Plan.

Specific Plan (Five Points District, Five Points Core) compared to HBZSO and Pacifica Community-SP2

This area includes the Commercial General Zoning designated Five Points area and the Pacifica Community Specific Plan (SP 2) area located along the south side of Main Street between Florida and Delaware.

The Beach and Edinger Corridors Specific Plan will allow mixed use throughout the Five Points area creating a more vertical urban environment gradually allowing for less intense development further away from the town center core. An objective of the Specific Plan is to insure the retention of the core retail area by requiring continued ground floor retail and services in that central portion of the district and to create the conditions for long-term evolving intensification. The intersection of Beach/Main/Ellis is designated as the Town Center Neighborhood and is a critical component of the transformation of this core area.

The Pacifica Community Specific Plan is designated for Mixed-use Vertical and Mixed Use Horizontal permitting commercial, office and residential development at a range of heights in the General Plan. Therefore, both the proposed Specific Plan and SP 2 are similar in the allowance of mixed use development. However, the only residential development permitted in Pacifica Community Specific Plan (SP 2) is Senior Housing and ancillary apartments or condominiums as part of an integrated development. As mentioned in the Edinger section, there are several segments that require residential development. One of these is in the existing Pacifica Specific Plan denoted in yellow on page 30 of the Specific Plan.

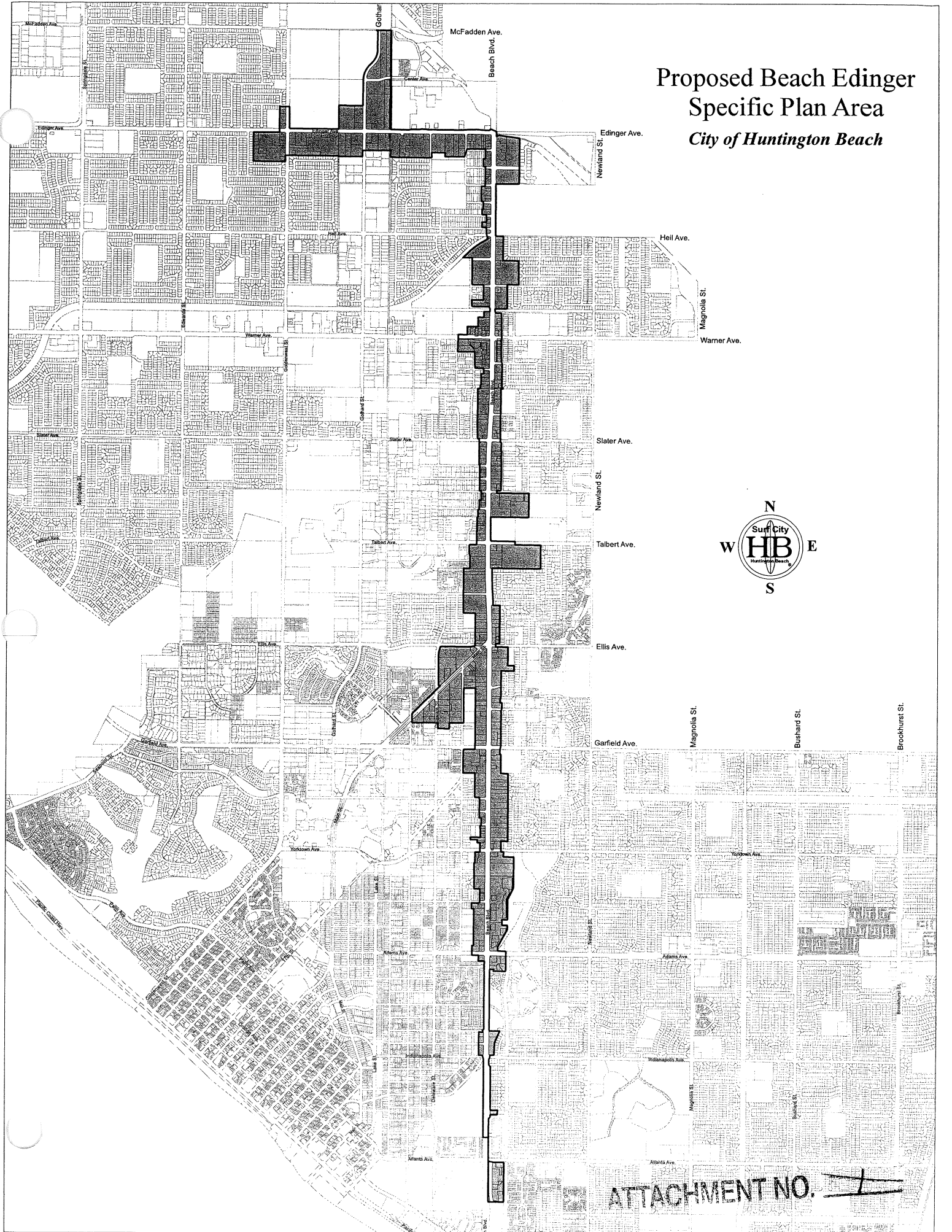
ATTACHMENTS:

1. Proposed Specific Plan Area- GPA No. 08-002, ZMA No. 08-002, ZTA No. 08-002
2. Project Timeline
3. Beach and Edinger Vision Statement Brochure
4. Organizational Chart
5. Building Use Regulations Comparison Chart and Comparative Development Matrix

Proposed Beach Edinger
Specific Plan Area
City of Huntington Beach

McFadden Ave.
Beach Blvd.
Edinger Ave.
Newland St.
Heil Ave.
Warner Ave.
Slater Ave.
Newland St.
Talbert Ave.
Ellis Ave.
Garfield Ave.
Magnolia St.
Bushard St.
Brookhurst St.
Yorkwood Ave.
Adams Ave.
Indianapolis Ave.
Magnolia St.
Atlanta Ave.

ATTACHMENT NO. 1



Proposed Beach Edinger
Specific Plan Area
City of Huntington Beach

McFadden Ave.
Gothar
McFadden Ave.
Beach Blvd.
Edinger Ave.
Newland St.
Heil Ave.
Magnolia St.
Warner Ave.
Slater Ave.
Newland St.
Talbert Ave.
Ellis Ave.
Garfield Ave.
Magnolia St.
Bushard St.
Brockhurst St.
Yorktown Ave.
Adams Ave.
Washington Ave.
Atlanta Ave.

ATTACHMENT NO. 1

BEACH and EDINGER DRAFT SPECIFIC PLAN

TENTATIVE PROJECT TIMELINE

<u>TASK</u>	<u>ESTIMATED COMPLETION *DATE*</u>
Introduction and Book I Overview PC Study Session # 1	March 24, 2009
Book II Overview PC Study Session #2	April 14, 2009
Book II continued Overview PC Study Session #3	May 12, 2009
Book III Overview PC Study Session #4	May 26, 2009
Book III Continued Overview PC Study Session #5	June 9, 2009
Publication of Draft EIR	August 14, 2009
45-Day Draft EIR Public Review Period Begins	Aug 14-Sept 28, 2009
Public Comment Meeting on Draft EIR	September 16, 2009
45-Day Draft EIR Public Review Period Ends	September 28, 2009
Planning Commission Study Session (Project)	October 13, 2009
Publication of Final EIR	October 26, 2009
Planning Commission Study Session (EIR)	October 27, 2009
Planning Commission Public Hearing (EIR and Project) (possible special meeting)	November 17, 2009

*All dates are approximate and subject to change based upon completion of noted milestones.

ATTACHMENT NO. 2

March 2009

BEACH and EDINGER CORRIDORS SPECIFIC PLAN *VISION STATEMENT*

Beach & Edinger Corridors Tentative Schedule:

Planning Commission Study Sessions

- April 14, 2009
- May 12th
- May 26th
- June 9th

Draft Environmental
Impact Report
Available
August 2009

For further information
visit [www.surfcity-hb.org/
departments/planning](http://www.surfcity-hb.org/departments/planning)

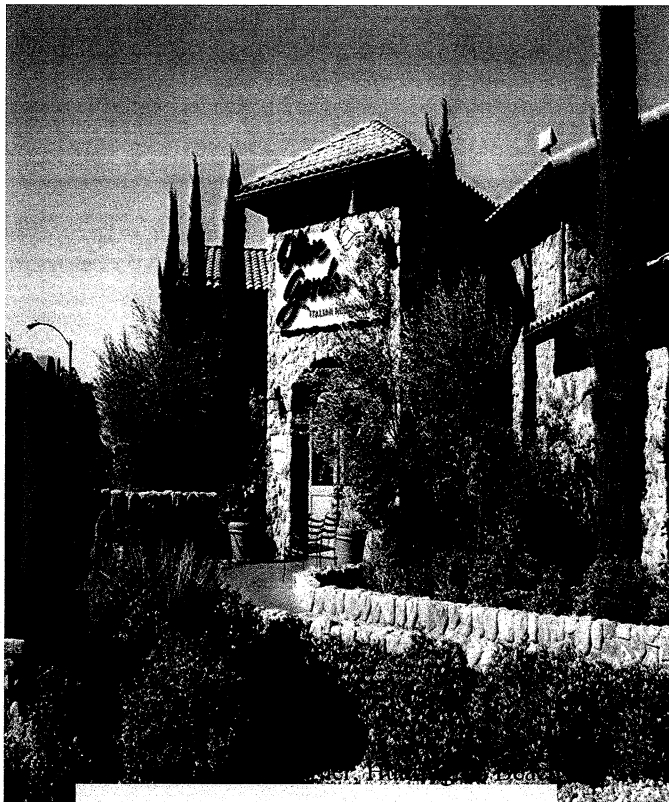
Or call:

Rosemary Medel,
Associate Planner
(714) 536-5271

Kellee Fritzel, Deputy
Director of Economic
Development
(714) 536-5560

The Beach and Edinger Corridors Specific Plan will present the vision for the evolution and continued growth of the two corridors, and establish the primary means of regulating land use and development within the Specific Plan area.

The Specific Plan is also proposed to facilitate private and public investment activities along the corridors and immediate vicinity, and to support and promote investment that will enhance the beauty and vitality of the City.



The overall goals of the Specific Plan are:

- Actualize Market Demand
- Enable Most Promising Opportunities First
- Maximize existing value
- Promote a Range of New Housing Choices
- Support and augment current and potential future Auto-Dealerships along Beach Boulevard
- Integrate and Coordinate Interdependent Specific Plans to Enhance the Community Vision
- Leverage Goldenwest College and the Transit Center

Smart Growth Development

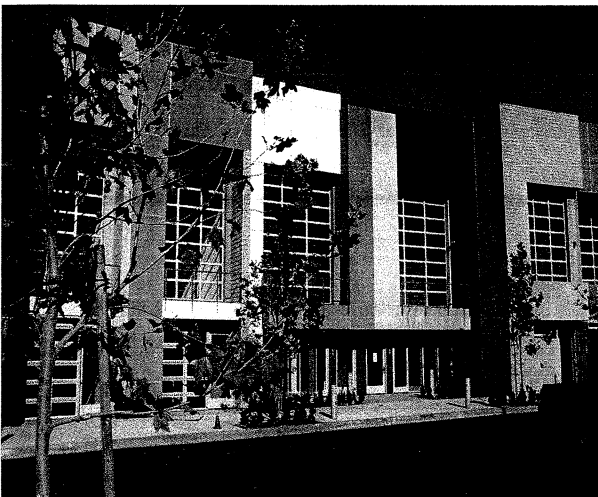
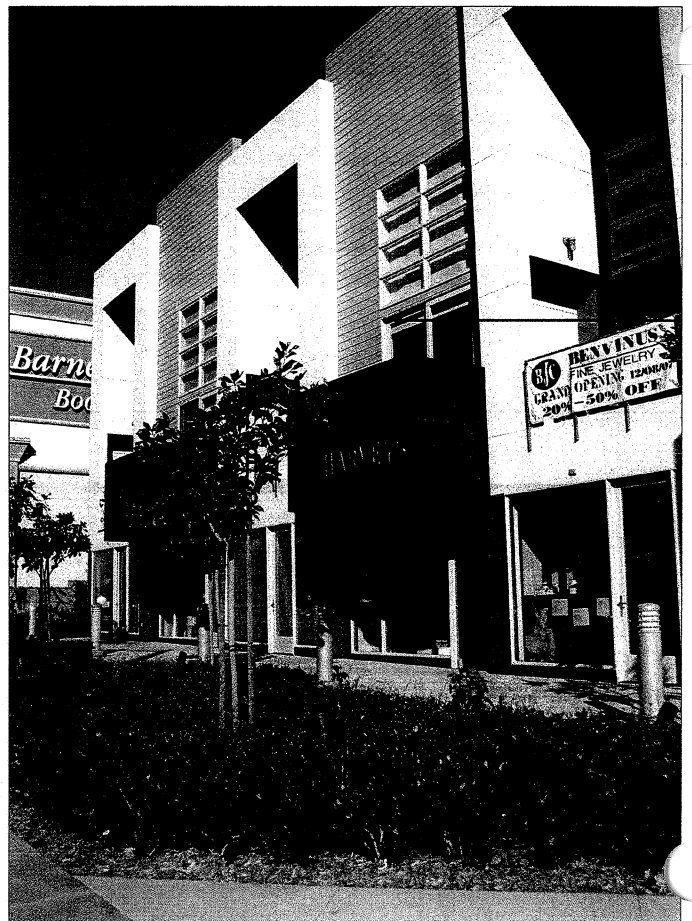
The underlying principle of the proposed Specific Plan is "Smart Growth."

What is Smart Growth?

Smart Growth is development that takes into account the economy, community, and the environment. It provides a framework for communities to make informed decisions about how and where they grow. Smart growth makes it possible for communities to grow in ways that support economic development and jobs; creates strong neighborhoods with a range of housing, commercial, and transportation options; and achieve healthy communities that provide families with a clean and safe environment.

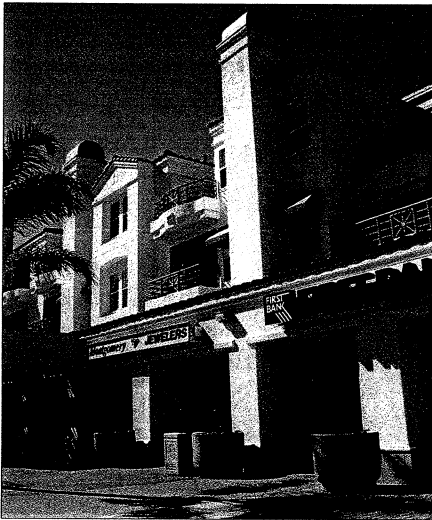


*Bella Terra (Specific Plan 13),
Huntington Beach, CA*



"City Place"

*Mixed Use Development-across the street from
The Main Place Mall, Santa Ana, CA*

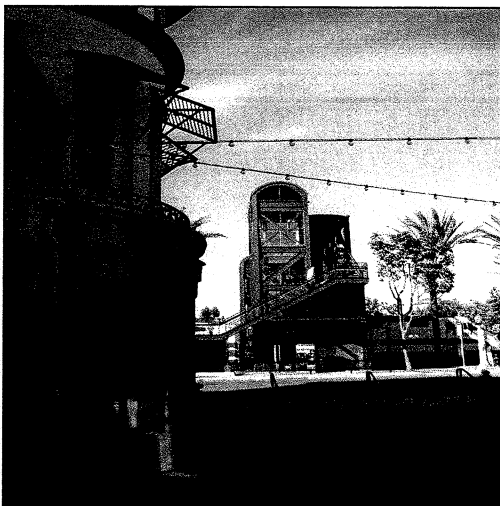


Design Principles of Smart Growth

1. Identify appropriate locations for density.
2. Connect people and places to home, shops, schools and offices.
3. Add more jobs and homes to areas through Mixed Use development.
4. Create parking alternatives because mixed use areas help minimize demand for parking by allowing people to park once and reach a number of shops.
5. Create a sense of place in a neighborhood.

(Photos to the left: Plaza Almeria and Town Square Huntington Beach, CA)

"Soco District," Transit Station & Mixed Use Development, City of Fullerton



The Beach and Edinger Corridors Specific Plan will be a Form Based Code...

Beach & Edinger Corridors Specific Plan Tentative Schedule:

Planning Commission
Tentative Study Session s

- April 14, 2009
- May 12th
- May 26th
- June 9th

Environmental Impact
Report Available
August 2009

For further information visit
[www.surfcity-hb.org/
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Or call:

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What is Form Based Code?

A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Mixed use comes in many forms. It may be a corner store in each neighborhood. It may be a neighborhood work center for people who sometimes telecommute during the week. Mixed use can help add jobs or homes to an area, improving a jobs/housing balance. This balance benefits the community when people relocate to the area to be within walking distance of jobs.

So how is a great Mixed Use development achieved through Form Based Codes?

The regulations and standards in Form-Based codes are keyed to a *regulating plan* that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic Level Of Service-LOS) to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, Form-based codes are regulatory, not advisory.

*Source: Smart Growth Network
October 2008*

Specific Plan available
online
[www.surfcity-hb.org/
departments/planning](http://www.surfcity-hb.org/departments/planning)

BOOK II: DEVELOPMENT CODE ORGANIZATION

2.0. ORIENTATION	2.1. DEVELOPMENT STANDARDS	2.2. BUILDING USE REGULATIONS	2.3. BUILDING SCALE REGULATIONS	2.4. FRONTAGE & BUILDING PLACEMENT REGULATIONS	2.5. STREET REGULATIONS	2.6. OPEN SPACE REGULATIONS	2.7. PARKING REGULATIONS	2.8. ARCHITECTURE REGULATIONS	2.9. SIGNAGE REGULATIONS
2.0.1. APPLICABILITY	2.1.1. MAXIMUM AMOUNT OF NEW DEVELOPMENT (MAND)	2.2.1. USE TYPES	2.3.1. BUILDING HEIGHT	2.4.1. BUILDING OF SETBACKS AND PUBLIC OPEN SPACES	2.5.1. DERIVATIONS OF EXISTING STREETS	2.6.1. PROVISION OF PUBLIC OPEN SPACE	2.7.1. PROVISION OF PARKING	2.8.1. FACADE HEIGHT ATTENUATION REGULATIONS	2.9.1. FREESTANDING SIGN SETBACKS
2.0.2. HOW TO USE THE DEVELOPMENT CODE	2.1.2. ESTABLISHMENT OF CORRIDOR CENTERS AND SEGMENTS	2.2.2. SPECIAL RETAIL CONFIGURATION	2.3.2. SPECIAL BUILDING HEIGHT LIMITS	2.4.2. PRIVATE FRONTAGE TYPES	2.5.2. PROVISION OF NEW STREETS	2.6.2. SPECIAL PUBLIC OPEN SPACE REQUIREMENT	2.7.2. PARKING TYPES	2.8.2. ARCHITECTURAL ELEMENTS REGULATIONS	2.9.2. TOTAL SIGN AREA
2.0.3. DEVELOPMENT CODE CATEGORIES	2.1.3. TOWN CENTER - CORE	2.2.3. AFFORDABLE HOUSING REQUIREMENT	2.3.3. BUILDING LENGTH	2.4.3. FRONT YARD SETBACK	2.5.3. BUILDING SIZE	2.6.3. PROVISION OF PRIVATE OPEN SPACE	2.7.3. GENERAL PARKING REQUIREMENTS	2.8.3. ARCHITECTURAL CHARACTER	2.9.3. SIGN TYPE REGULATIONS
2.0.4. DEVELOPMENT CODE ORGANIZATION	2.1.4. TOWN CENTER - NEIGHBORHOOD	2.3.4. SPECIAL BUILDING HEIGHT LIMITS	2.4.4. SIDE YARD SETBACK	2.5.4. STREET CONNECTION	2.6.4. PROVISION OF PUBLIC OPEN SPACE TYPES	2.7.4. PARKING GUIDELINES	2.9.4. SIGN GUIDELINES - ALL SIGN TYPES		
2.0.5. HOW TO GET YOUR PROJECT APPROVED	2.1.5. NEIGHBORHOOD CENTER	2.3.5. BUILDING MASSING	2.4.5. REAR YARD SETBACK	2.5.5. RESIDENTIAL HOUSING CONNECTION	2.6.5. PRIVATE OPEN SPACE TYPES				
	2.1.6. TOWN CENTER BOULEVARD SEGMENT		2.4.6. ALLEY SETBACK	2.5.6. RESIDENTIAL HOUSING SETBACK	2.6.6. SHORTRANGE BEST MANAGEMENT PRACTICES				
	2.1.7. NEIGHBORHOOD BOULEVARD SEGMENT		2.4.7. FRONTAGE COVERAGE	2.5.7. STREET DESIGN	2.6.7. SHORTRANGE IMPROVEMENTS				
	2.1.8. NEIGHBORHOOD PARKWAY SEGMENT		2.4.8. SPACE BETWEEN BUILDINGS		2.6.8. OPEN SPACE LANDSCAPING				
	2.1.9. RESIDENTIAL PARKWAY SEGMENT		2.4.9. BUILD-TO-CORNER		2.6.9. SETTING ASIDE LANDSCAPING				
	2.1.10. RESIDENTIAL TRANSITION ZONE								

ING USE REGULATIONS COMPARISON CHART

2.2 Building Use Regulations

	Town Center Core	Town Center - Neighborhood	Town Center Blvd. Segment	HB250 Commercial General	Pacifica Community SP District 1	Pacifica Community SP District 2
2.2.1 Use Types						
1) Retail						
a) Specialty Goods Anchors	permitted	Not Permitted	permitted	permitted	Not Permitted	Not Permitted
b) Community Oriented Anchors	permitted	Not Permitted	permitted	permitted	Not Permitted	Not Permitted
c) Entertainment Anchors	permitted	Not Permitted	Not Permitted	permitted	Not Permitted	Not Permitted
d) Eating & Drinking Establishments	permitted	permitted	permitted	permitted	Not Permitted	Not Permitted
e) Specialty Goods & Foods	permitted	permitted	permitted	permitted	Not Permitted	Not Permitted
f) Entertainment & Recreation	permitted	permitted	permitted	permitted	Not Permitted	Not Permitted
g) Convenience Uses	permitted	permitted	permitted	permitted	permitted	permitted
h) Business Services	permitted	permitted	permitted	permitted	permitted	permitted
i) Personal Services	permitted	permitted	permitted	permitted	permitted	permitted
j) Personal Enrichment	permitted	permitted	permitted	permitted	permitted	permitted
k) Service Commercial & Repair	Not Permitted	permitted	permitted	permitted	permitted	permitted
l) Large Scale Commercial Goods	Not Permitted	Not Permitted	permitted	permitted	Not Permitted	Not Permitted
m) Vehicle Sales	Not Permitted	Not Permitted	permitted	permitted	Not Permitted	Not Permitted
2) Civic & Cultural	permitted	permitted	permitted	permitted	required	required
3) Office						
a) Professional Services	permitted	permitted	permitted	permitted	permitted	permitted
b) Medical Services	permitted	permitted	permitted	permitted	permitted	permitted
4) Lodging	permitted	permitted	permitted	permitted	Not Permitted	Not Permitted
5) Live Work	Not Permitted	permitted	permitted	Not Permitted	Not Permitted	Not Permitted
6) Residential	**	**				
a) Multi-Family w/ Common Entry	permitted	permitted	permitted	Senior Housing/Single Room Occupancy	Ancillary Residential as support to primary Senior Housing	Ancillary Residential as support to primary Senior Housing
b) Multi-Family w/ Individual Entries	permitted	permitted	permitted	Not Permitted	Not Permitted	Not Permitted
c) Attached Single Family	Not Permitted	permitted	permitted	Not Permitted	Not Permitted	Not Permitted
d) Detached Single Family	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted

Notes:

*Pacifica Community SP 2

Intended to integrate the area into an office/professional, medical senior citizen multistory residential complex and to provide necessary support services. Most uses are support uses to senior community. Transit Facilities required on Main Street-shall include canopy shelter.

** Residential required per Beach & Edinger Specific Plan in certain areas as TCN.

Permitted items are subject to location regulations.

COMPARISON OF DEVELOPMENT STANDARDS

ISSUE	EXISTING STANDARDS			PROPOSED STANDARDS	
	ADOPTED MUTCD	HBZSO	SP 2 Pacifica Community SP	BEACH EDINGER SPECIFIC PLAN	
				Town Center Boulevard	Town Center Neighborhood
purpose	provides for pedestrian-friendly, transit-oriented development in areas adjacent to existing transit infrastructure (within 1/4 mile)	to implement the policies of the General Plan	intended to integrate the area into an office/professional, medical, senior citizen multi-story residential complex, and to provide necessary support services that will meet the health, business and housing needs for the elderly community	orchestrate private and public investment activities along the corridors and support and promote investment that will enhance the vitality of the City's primary commercial corridors	orchestrate private and public investment activities along the corridors and support and promote investment that will enhance the vitality of the City's primary commercial corridors
design principles	required	Urban Design Guidelines	none	Form Based Code	Form Based Code
maximum commercial density	2.35 FAR	1.5 FAR (commercial)	1.0 FAR	none	none
residential density	none	Not Permitted	1 br units not less than 500 sq ft	N/A	N/A
maximum height	75 ft	50 ft (commercial)	45 ft to 150 ft	4 stories	6 stories
max bldg length	300 ft	No length restriction (40% of front elevation permitted at min setback)	no restriction	300 ft	300 ft
bldg massing proportions	required	Max 2 stories before vertical break required	not required	required	required
building orientation to streets/public open space	Not required	Urban Design Guidelines	Urban Design Guidelines	required	required
setbacks					
front	5 ft	50 ft Beach/Edinger (25 ft when entirely landscaped)	15 ft to height of 45 ft, setback varies depending on height of structure	0 ft/10 ft (Main Street 0 ft/ 5 ft)	0 ft / 15 ft (Edinger), 12 ft n/a (Main Street)
interior side	10 ft	0 ft (commercial)	0 ft	10 ft	10 ft
street side	5 ft	10 ft (commercial)	10 ft	0 ft/10 ft	0 ft / 10 ft
rear	10 ft	0 ft (commercial)	5 ft to height of 45 ft	10 ft	10 ft
min frontage coverage	Not required	0 ft (commercial)	0 ft	90% (Edinger, Main)	50% (Edinger, Main)
min space between bldgs	20 ft	none	15 ft	20 ft	20 ft
build to corner	Not required	Urban Design Guidelines	Not required	required	required
residential transition street	Not required	Not Required	Not required	required	required
minimum open space	150 sq ft	25% of residential floor area per unit	200 sq ft per unit	60 sq ft per unit	60 sq ft per unit
common	min. dim 10'	min dim 10'	not required	50 -150 sq ft	50 - 150 sq ft
private	60 sf, min dim 6'	60 sf (studio/1 br), 120 sf (2+ br)	60 sq ft private balcony required	60 sf ft per unit	60 sq ft per unit
landscaping	8%	8%	8%	required	required
parking and loading	Chapter 231 Off Street Parkng HBZSO	Chapter 231 Off Street Parking	Chapter 231 Off Street Parkng HBZSO	Per 2.7 Parking Regulations	Per 2.7 Parking Regulations
residential	studio--1 per unit	studio --- 1 per unit	assisted living 1 per 3 beds	studio--1 min / 1 max*	studio--1 min / 1 max*
	1 bdrm -- 2 per unit	1 bdrm-1 per unit	per ZSO	1 bdrm unit-1 min/1.5 max*	1 br--1 min / 1.5 max*
	2 bdrm--2 per unit	2 bdrm-2 per unit	per ZSO	2 bdrm + unit 1.5 min/2 max*	2 bdrm + unit 1.5 min/2 max*
	3 + bdrm--2.5 per unit	3 + bdrm--2.5 per unit	per ZSO	guest spaces per 10 units: 2 min/3max*(all on site)	guest spaces per 10 units: 2 min/3max* (all on site)
	compact/tandem permitted per special provision	not allowed	not allowed	not addressed	not addressed

* Max refers to maximum number of spaces in surface parking lot

